152.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	814,900 / 814,900
					USE VALUE:	814,900 / 814,900
					ASSESSED:	814,900 / 814,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAPUT THOMAS A /ETAL TRUSTEES
Owner 2:	JANET L CHAPUT IRREV TRUST
Owner 3:	
Street 1:	74 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHAPUT JANET L -
Owner 2:	-
Street 1:	74 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 1925 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6403.000	320,300	4,900	489,700	814,900
Total Card	0.147	320,300	4,900	489,700	814,900
Total Parcel	0.147	320,300	4,900	489,700	814,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.37 /Parcel: 423.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101115

GIS Ref

GIS Ref

Insp Date 05/03/18

!11950!

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,300	4900	6,403.	489,700	814,900		Year end	12/23/2021
2021	101	FV	300,900	4900	6,403.	489,700	795,500		Year End Roll	12/10/2020
2020	101	FV	300,900	4900	6,403.	489,700	795,500	795,500	Year End Roll	12/18/2019
2019	101	FV	260,200	4900	6,403.	459,100	724,200	724,200	Year End Roll	1/3/2019
2018	101	FV	260,200	4900	6,403.	379,500	644,600	644,600	Year End Roll	12/20/2017
2017	101	FV	260,200	4900	6,403.	348,900	614,000	614,000	Year End Roll	1/3/2017
2016	101	FV	260,200	4900	6,403.	318,300	583,400	583,400	Year End	1/4/2016
2015	101	FV	230,300	4900	6,403.	312,200	547,400	547,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:29:03

LAST REV

Date	Time
05/30/18	09:00:31
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11950

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAPUT JANET L,	68341-224		11/3/2016	Convenience	99	No	No		Roland Chaput d.o.d. 1/23/2016 bk 68341 pg 21
	12771-178		3/20/1975		47,500	No	No		N

USER DEFINED

Prior Id # 1:	101115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
11/22/1999	Meas/Inspect	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6403		Sq. Ft.	Site		0	80.	0.96	9									489,671						489,700	

Total AC/HA:	0.14699	Total SF/SM:	6403	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	489,671	Spl Credit		Total:	489,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19551110
Const Adj.:	0.98843086
Adj $ / SQ:	159.527
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435184
Depreciation:	114889
Depreciated Total:	320295

COMMENTS

PDAS. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

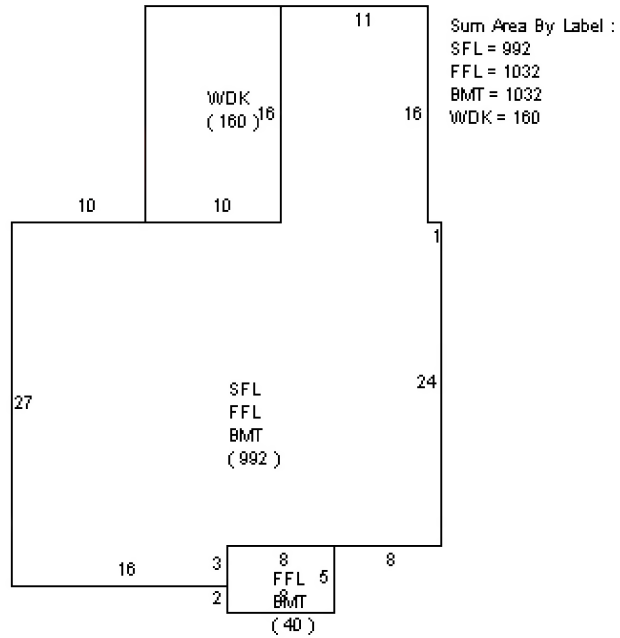
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.53
Special Features:	0	Val/Su Net:	102.76
Final Total:	320300	Val/Su SzAd	166.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	47.860	49,390
FFL	First Floor	1,032	159.530	164,632
SFL	Second Floor	893	159.530	142,426
WDK	Deck	160	12.110	1,937

Net Sketched Area:	3,117	Total:	358,385
Size Ad	1924.7999	Gross Area	3216	FinArea	1925
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1931	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900